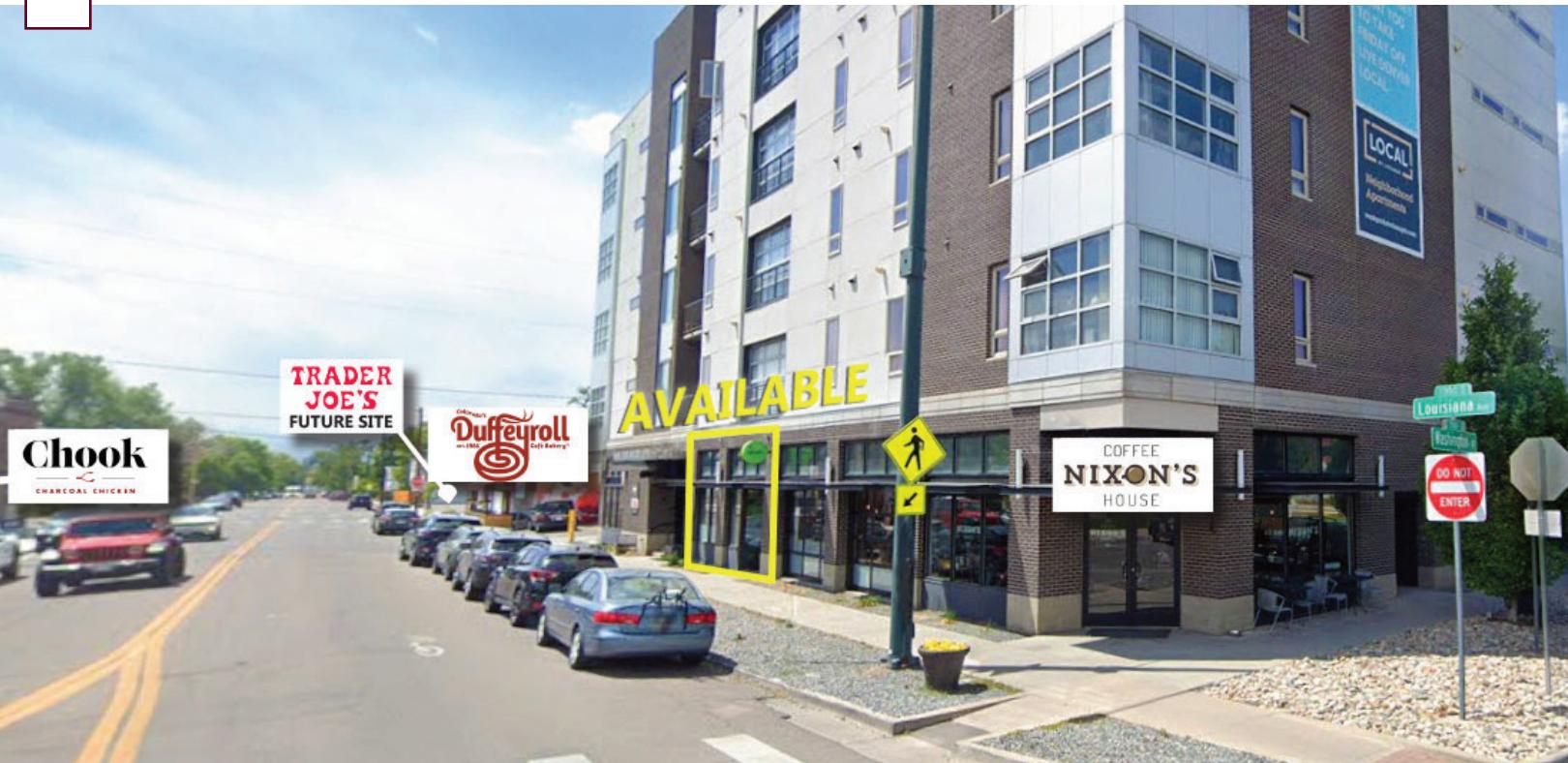


# WASH PARK STATION

681 E. LOUISIANA AVE., DENVER, CO 80210

1,000 SF RETAIL



**DO NOT DISTURB TENANT - ALL COMMUNICATION THROUGH BROKER ONLY**

## PROPERTY HIGHLIGHTS

- Prime Location Directly Across from Louisiana-Pearl RTD Station
- Close to Popular Destinations Including South Pearl Street & the Popular South Broadway Retail Corridor.
- Easy Access to Downtown, Cherry Creek, & Denver Tech Center
- Open, Sun-lit Interior with Tall Ceilings & Large Windows
- Ideal for Quick Service Smoothie, Ice Cream, or Similar Use

**TRAFFIC COUNTS:** 222,000 VPD - I-25

## DEMOGRAPHICS (2025)

	1 MILE	3 MILE	5 MILE
Est. 2026 Population	20,066	204,242	537,112
Avg. 2026 HH Income	\$222,242	\$166,597	\$158,174



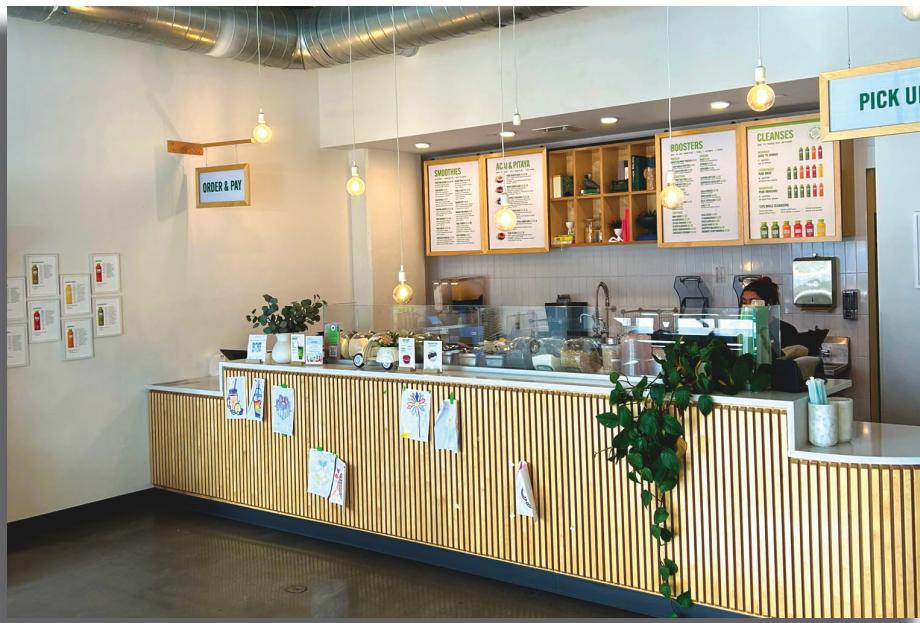
AXIO Commercial Real Estate represents that it has not made a physical inspection of the Property and has no actual knowledge of any defects in the Property except as identified in writing to the Buyer. The Buyer has been advised by Broker to make an investigation of the Property at its own expense, which investigation should include without limitation the availability of access, utility services, zoning, environmental risks, soil conditions, structural integrity and mechanical systems.

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